

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 22, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "TRACT 1164", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON APRIL 13, 1953 IN BOOK 42 OF MAPS, AT PAGE 22, THENCE ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 22, NORTH 0° 23' WEST, 15.05 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID STEVENS CREEK BOULEVARD AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID TRUE POINT OF BEGINNING, AND ALONG THE SOUTHERLY LINE OF SAID STEVENS CREEK BOULEVARD, NORTH 89° 44' 22" EAST, 33.00 FEET TO A POINT THEREON; THENCE LEAVING LAST SAID LINE, SOUTH 0° 23' EAST, 130.00 FEET TO A POINT; THENCE PARALLEL WITH THE SOUTHERLY LINE OF SAID STEVENS CREEK BOULEVARD, SOUTH 89° 44' 22" WEST, 140.00 FEET TO A POINT ON THE EASTERLY LINE OF STERN AVENUE, AS SHOWN ON SAID MAP OF TRACT 1164; THENCE ALONG THE EASTERLY LINE OF SAID STERN AVENUE, NORTH 0° 23' WEST, 109.96 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG LAST SAID CURVE, WITH A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 07' 22", FOR AN ARC DISTANCE OF 31.46 FEET TO A POINT OF TANGENCY, ON THE SOUTHERLY LINE OF SAID STEVENS CREEK BOULEVARD; THENCE ALONG THE SOUTHERLY LINE OF STEVENS CREEK BOULEVARD, NORTH 89° 44' 22" EAST, 86.96 FEET TO THE TRUE POINT OF BEGINNING.

APN: 375-12-017
ARB : 376-14-88

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST RIGHT-OF-WAY LINE OF STERN AVENUE AS SHOWN ON TRACT 1164, PER BOOK 42 OF MAPS, PAGE 22

I.E. N 0°23'00" W

BENCH MARK:

THE BENCH MARK USED FOR THIS MAP IS BENCHMARK 127 BEING THE LETTER "C" IN THE WORD "CAL" ON THE CATCH BASIN AND THE MIDDLE OF RETURN LOCATED ON THE SOUTHSIDE OF STEVENS CREEK BOULEVARD AND WEST SIDE OF TANTAU AVENUE AS PUBLISHED IN THE CITY OF SAN JOSE BENCHMARK REPORT.

ELEVATION = 179.09 (NGVD 29)

TITLE REPORT:

PRELIMINARY TITLE REPORT PROVIDED TO THE UNDERSIGNED.
SURVEYOR BY CHICAGO TITLE COMPANY, TITLE NO. FWPS-T016002496MC, DATED NOVEMBER 29, 2016.

FLOOD ZONE:

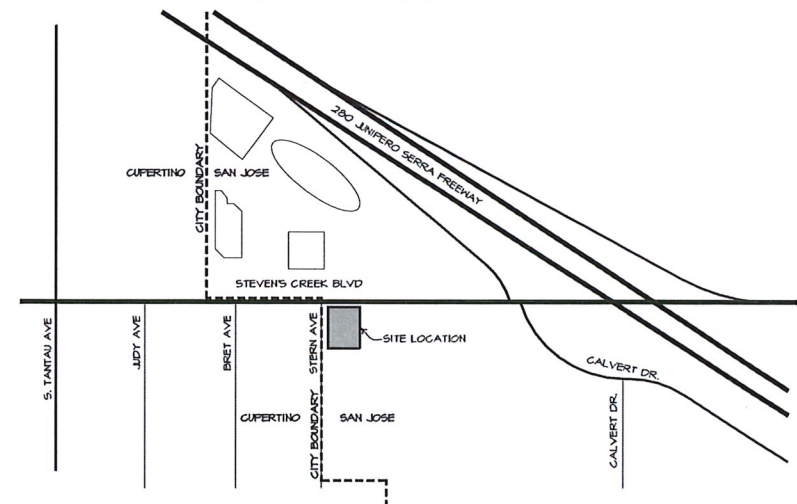
FLOOD ZONE DATA OBTAINED FROM FEMA WEBSITE ON JANUARY 5, 2017: PANEL NO. 209 OF 830, MAP NO. 06085C0209H, REVISED MAY 18, 2009. ZONE "D" AREA IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.

TITLE NOTES:

- THE EFFECTS OF AN EASEMENT SHOWN OR DEDICATED ON TRACT 1164, RECORDED APRIL 13, 1953, IN BOOK 42 OF MAPS AT PAGE 22. SAID EASEMENT IS DEPICTED AS BEING FOR PUBLIC UTILITY PURPOSES AND HAS BEEN PLOTTED HEREON. REFERENCE IS MADE TO THE SUBJECT MAP FOR FULL PARTICULARS.
- THE EFFECTS OF CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 6, 1953 AS BOOK 2697, PAGE 636 OFFICIAL RECORDS. SAID DOCUMENTS CONTAINS, AMONG OTHER THINGS, CERTAIN USES, ARCHITECTURAL CONTROL, SETBACKS (25' FROM THE FRONT LINE), EASEMENTS AND OTHER RESTRICTIONS ON THE SUBJECT PROPERTY. SAID RESTRICTIONS HAVE NOT BEEN SHOWN HEREON. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
- THE EFFECTS OF THE DOCUMENT ENTITLED "ACCESS AGREEMENT SITE NO. 255824" RECORDED JULY 13, 2010 AS DOCUMENT NUMBER 20772550 OF OFFICIAL RECORDS. SAID DOCUMENT CONTAINS, AMONG OTHER THINGS, PROVISIONS DEALING WITH CONTAMINATION, DAMAGES AND ACCESS FOR TESTS, ASSESSMENT AND REMEDIATION OF COVERED CONTAMINATION. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
- THE EFFECTS OF THE DOCUMENT ENTITLED "ACCESS AGREEMENT SITE NO. 255824" RECORDED JULY 13, 2010 AS DOCUMENT NUMBER 20772550 OF OFFICIAL RECORDS. SAID DOCUMENT CONTAINS, AMONG OTHER THINGS, PROVISIONS DEALING WITH CONTAMINATION, DAMAGES AND ACCESS FOR TESTS, ASSESSMENT AND REMEDIATION OF COVERED CONTAMINATION. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.

- FIRE SPRINKLER SYSTEM -**
BUILDING SHALL BE PROVIDED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM IN ACCORDANCE WITH CFC 903.2 AND S.F.C. 17.12.620. SYSTEMS SERVING MORE THAN 20 HEADS SHALL BE SUPERVISED BY AN APPROVED CENTRAL PROPRIETARY, OR REMOTE SERVICE TO THE SATISFACTION OF THE FIRE CHIEF.
- FIRE DEPARTMENT CONNECTIONS -**
ALL FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED WITHIN 100 FEET FROM A STANDARD PUBLIC FIRE HYDRANT. ALL ALTERNATE MEANS OF PROTECTIONS SHALL BE REVIEWED BY THE FIRE DEPARTMENT. THE PUBLIC FIRE HYDRANT(S) SHALL BE LOCATED ON THE SAME FRONTAGE AS ALL FIRE SERVICE CONNECTIONS.
- FIRE ALARM SYSTEM -**
BUILDING SHALL BE PROVIDED WITH AN AUTOMATIC FIRE ALARM SYSTEM AS REQUIRED BY CFC 907.2.6.
- STANDPIPES AVAILABLE DURING CONSTRUCTION**
ALL BUILDINGS UNDER CONSTRUCTION THREE OR MORE STORIES IN HEIGHT, SHALL HAVE AT LEAST ONE STANDPIPE FOR USE DURING CONSTRUCTION. SUCH STANDPIPE SHALL BE PROVIDED WITH FIRE DEPARTMENT HOSE CONNECTIONS, LOCATIONS AND NUMBERS OF STANDPIPES SHALL BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT.

VICINITY MAP



AC BY MARRIOTT- WEST
SAN JOSE
5696 STEVENS CREEK BLVD
SAN JOSE, CA



PARKING

MAIN LEVEL: PICK UP & DROP OFF, BUS, SHUTTLE
SUB LEVEL 1: STANDARD PARKING + 11
SUB LEVEL 2: STANDARD PARKING + 26
SUB LEVEL 3: STANDARD PARKING + 26
SUB LEVEL 4: STANDARD PARKING + 21
TOTAL: 94

PARKING DETAIL:
SUB LEVEL 1: ACCESSIBLE STALLS + 2
STANDARD PARKING + 26
CLEAN AIR VEHICLES + 2

SUB LEVEL 2: ACCESSIBLE STALLS + 2
STANDARD PARKING + 26
CLEAN AIR VEHICLES + 2

SUB LEVEL 3: ACCESSIBLE STALLS + 2
STANDARD PARKING + 26
CLEAN AIR VEHICLES + 2

SUB LEVEL 4: STANDARD PARKING + 25
CLEAN AIR VEHICLES + 2
TOTAL: 100

OTHER:
MOTORCYCLE PARKING = 12
BICYCLE PARKING = 16

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- A007 SHADE STUDY- SOUTH ELEVATIONS
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- A101 PARKING SUB LEVEL 1
- A102 PARKING SUB LEVEL 2 & 3
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- A301 ENLARGED FLOOR PLANS
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- C70 CONCEPTUAL STORMWATER CONTROL PLAN
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- C72 DETAILS

LANDSCAPE:

- L1 CONCEPTUAL LANDSCAPE PLAN

DEVELOPER:

OLIVER HOLDINGS SC, LLC
7969 ENGINEER ROAD #108
SAN DIEGO, CA 92111
CONTACT: HUNTER OLIVER
858-405-9846

CONTRACTOR:

TBD

SEWER:

CITY OF SAN JOSE
DEPT. OF PUBLIC WORKS
200 E. SANTA CLARA ST.
SAN JOSE, CA 95113
408-535-3555

POWER:

PG & E
200 EAST SANTA CLARA STREET
TOWER, SAN JOSE, CA 95113
408-535-3555

ARCHITECT:

BURKETT ARCHITECTURE
1414 L STREET
MOORESTO, CA 92354
CONTACT: DAVID BURKETT
209-247-0448

CIVIL ENGINEER:

DCI ENGINEERS
2600 MICHELSON DR, SUITE 930
IRVINE, CA 92612
CONTACT: MANNY MUNO, PE
949-892-4950

WATER:

SAN JOSE WATER COMPANY
110 W. TAYLOR STREET
SAN JOSE, CA 95110
408-279-7900

FIRE:

SAN JOSE FIRE DEPARTMENT
1661 CENTER ROAD
SAN JOSE, CA 95112
408-794-7000

GEOTECH ENGINEER:

PARTNER ENGINEERING AND SCIENCE
4518 N. 12TH STREET #201
PHOENIX, AZ 85016
CONTACT: MATTHEW MARCUS, PE, RG
602-513-5788

LANDSCAPE ARCHITECT:

AHLES LANDSCAPE ARCHITECTURE
PO BOX 1503
RANCHO SANTA FE, CA 92087
CONTACT: STEVE AHLES
858-756-8983

STORM DRAIN:

CITY OF SAN JOSE
DEPT. OF PUBLIC WORKS
200 E. SANTA CLARA ST.
SAN JOSE, CA 95113
408-535-3555

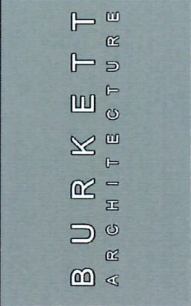
NATURAL GAS:

PG & E
200 EAST SANTA CLARA ST
TOWER, SAN JOSE, CA 9511
408-535-3555

PROJECT INFORMATION

PROJECT ADDRESS: 5696 STEVENS CREEK BLVD
SAN JOSE, CA 9504

UNITS:
PARKING: 100
SITE AREA: 10,113.71 (.415 AC)
FAR (3.5)
BUILDING SQ FT ABOVE GRADE: 62,340 SQ. FT.
BUILDING FOOTPRINT: 11,422 SQ. FT.



SEAL:



CONSULTANT:



CONCEPTUAL DESIGN

AC HOTELS - MARRIOTT
5696 STEVENS CREEK BLVD.

CALIFORNIA
SAN JOSE

REVISIONS:		
PLANNING	06/22/17	
FIRE DEPT.	06/22/17	
PUBLIC WORKS	06/22/17	

BA PROJECT #	ITO320
PERMIT #	HIT-023
APN #	37-512-017
DATE:	10/13/2017
DRAWN:	C.GUJARDO
CHECKED:	D. BURKETT

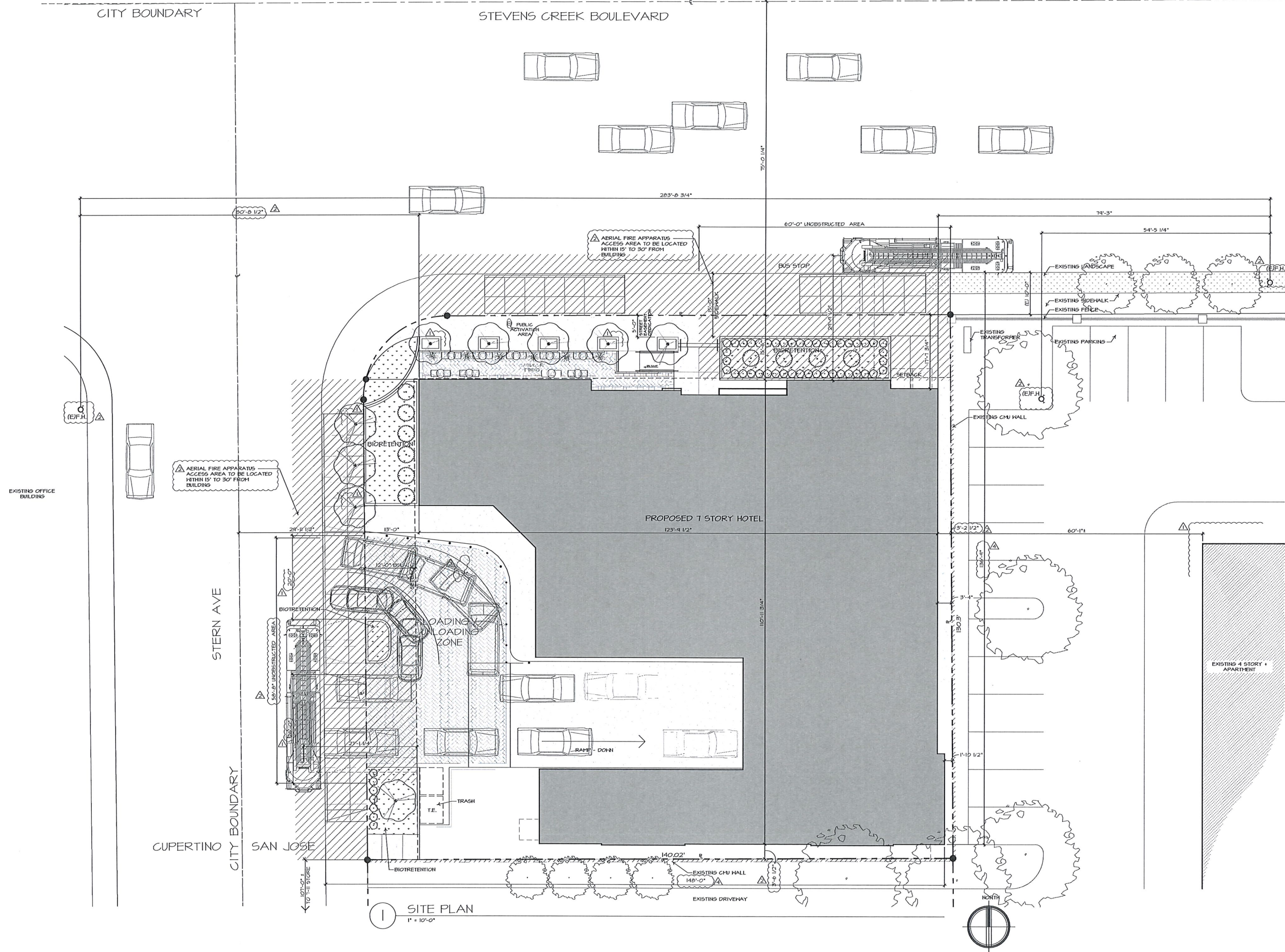
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COVER SHEET
PROJECT INFO
SHEET INDEX

SHEET NO.:

A000

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1 SITE PLAN
1" = 10'-0"

BURKETT
ARCHITECTURE

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CONSULTANT:



CONCEPTUAL DESIGN

AC HOTELS - MARRIOTT
5696 STEVENS CREEK BLVD.

CALIFORNIA
SAN JOSE

REVISIONS:	
△ PLANNING	06/22/17
△ FIRE DEPT.	06/22/17
△ PUBLIC WORKS	06/22/17

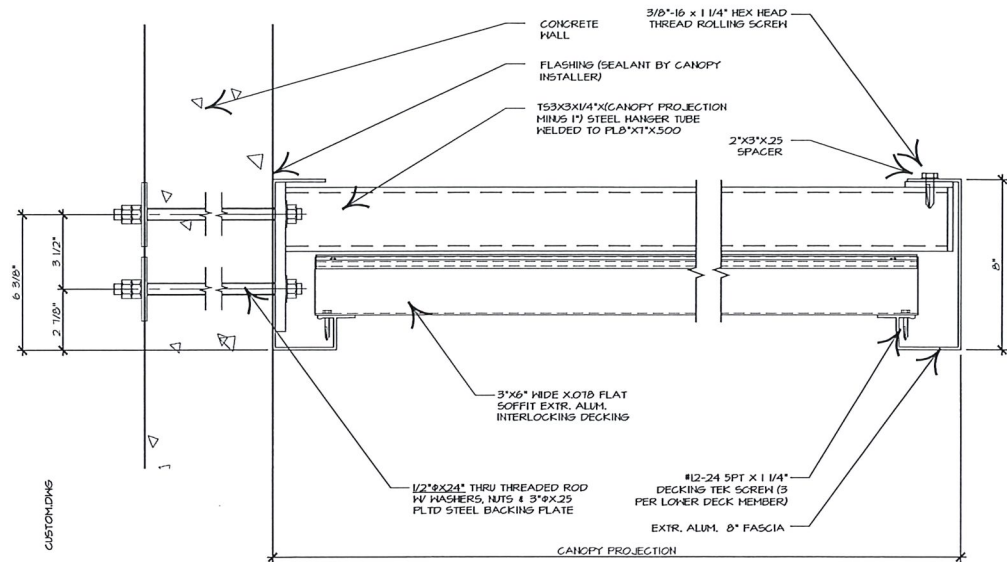
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PERMIT #	HIT-023
API #	3T-512-017
DATE:	10/13/2017
DRAWN:	C. GUAJARDO
CHECKED:	D. BURKETT

SHEET TITLE:

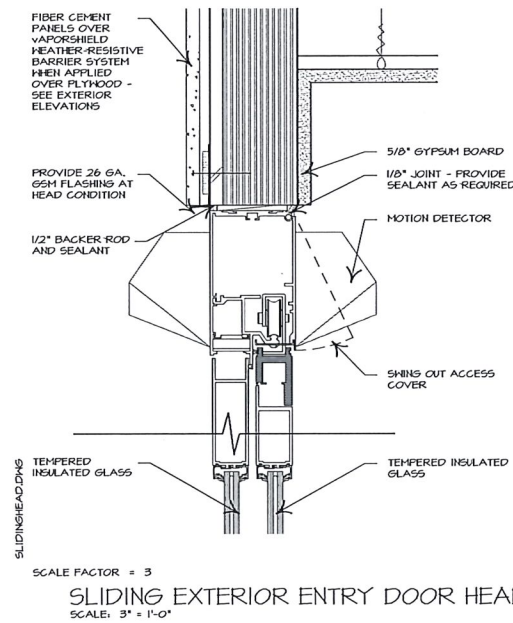
SITE PLAN

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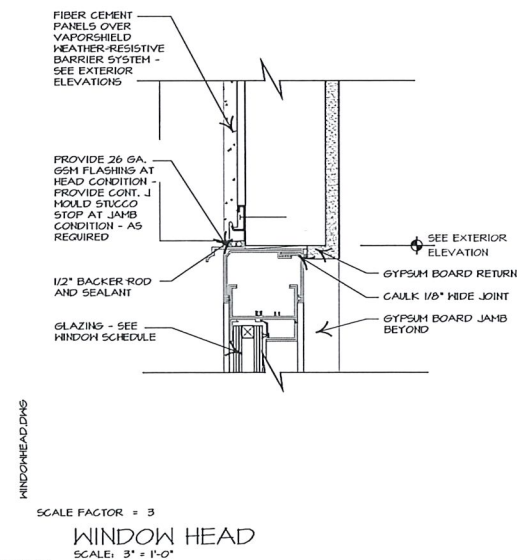
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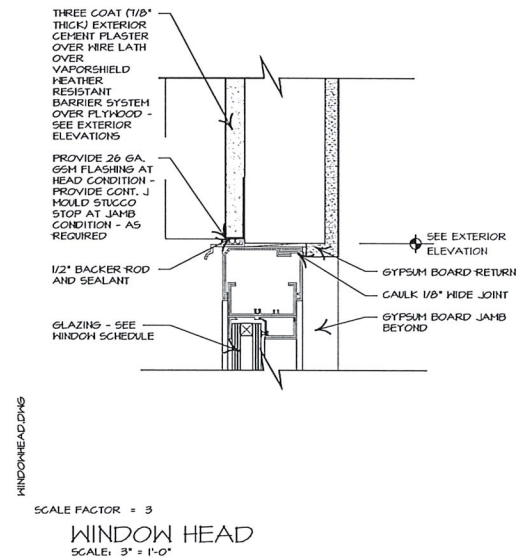
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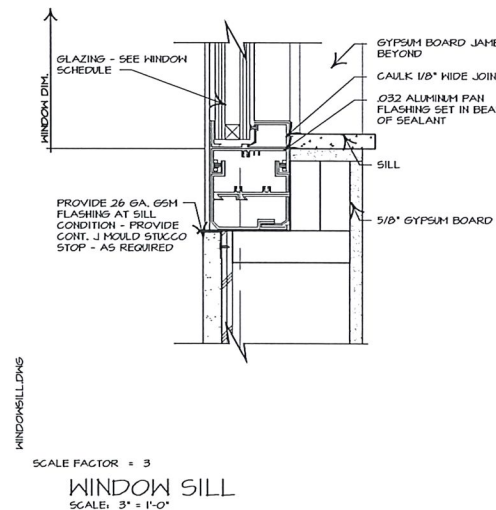
SLIDING EXTERIOR ENTRY DOOR HEAD
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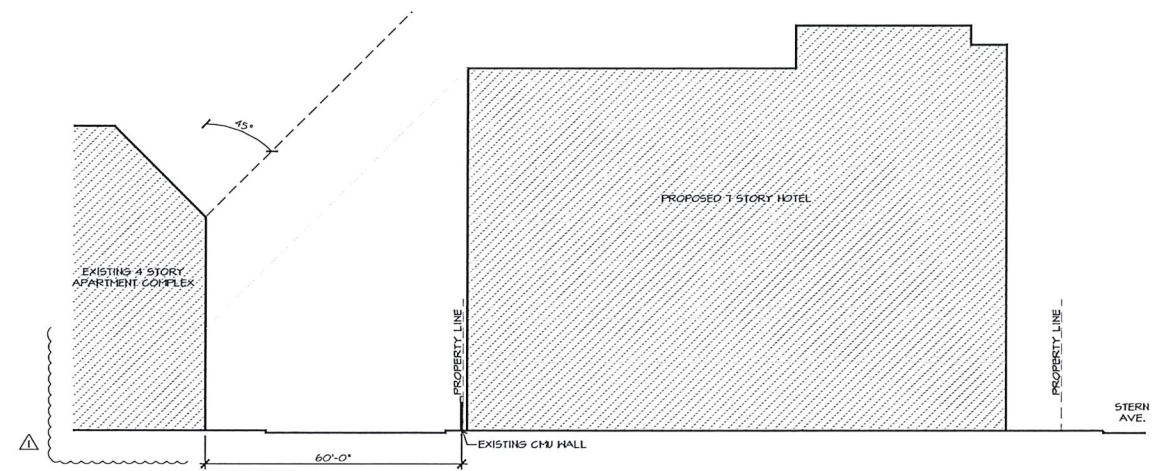
WINDOW HEAD
SCALE: 3" = 1'-0"



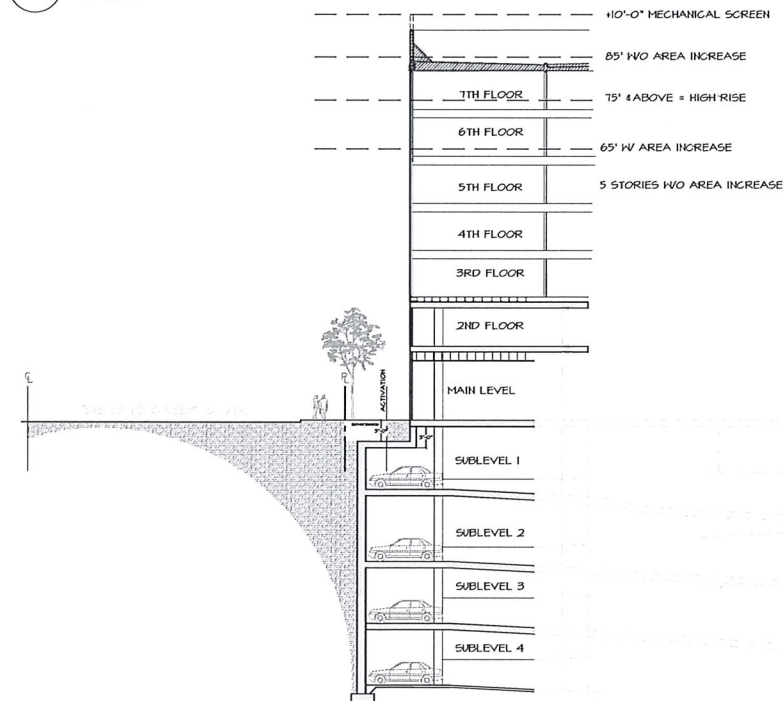
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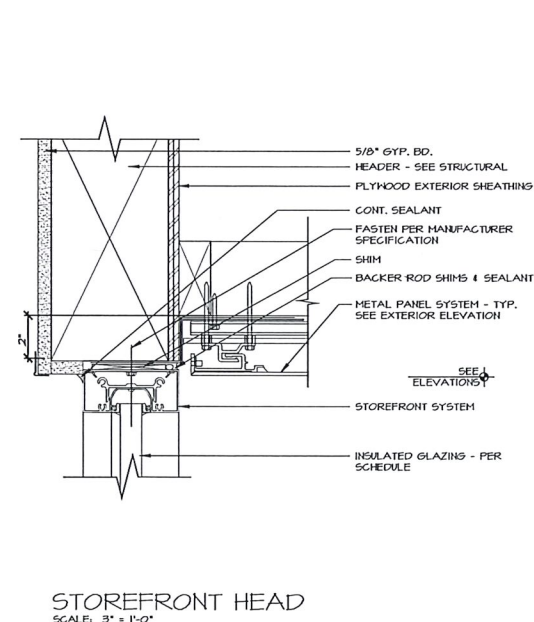
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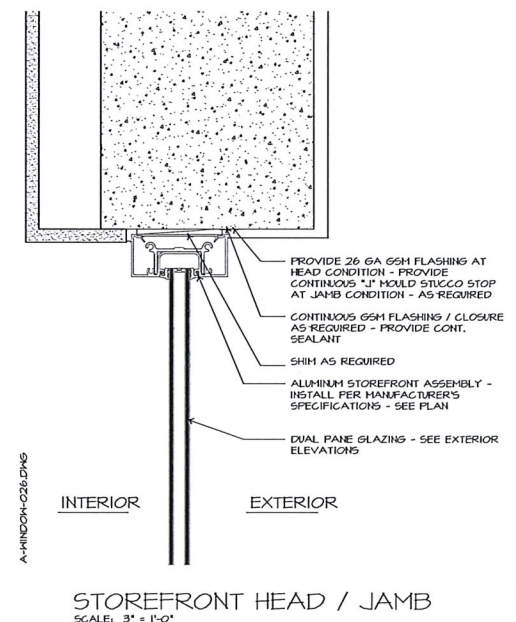
CONTEXT SHADOW DIAGRAM
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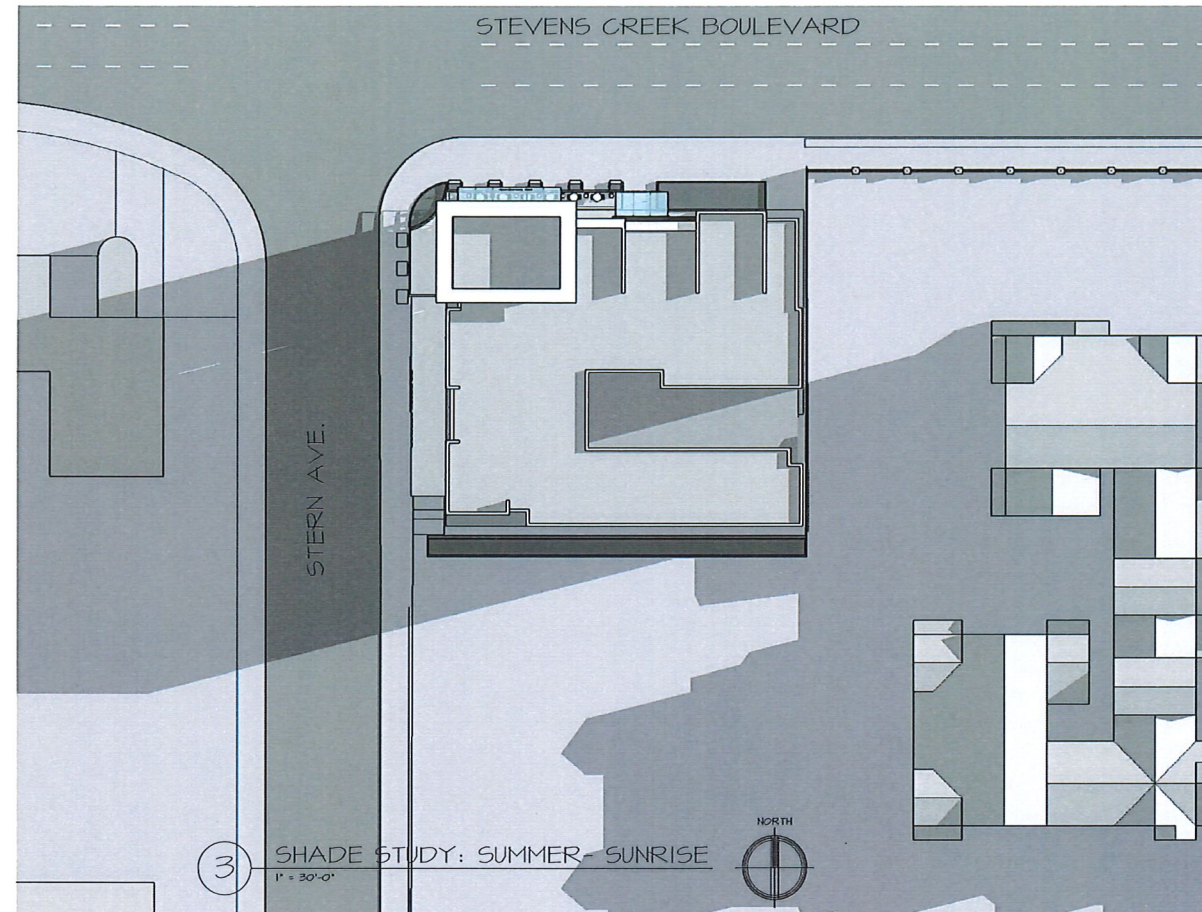
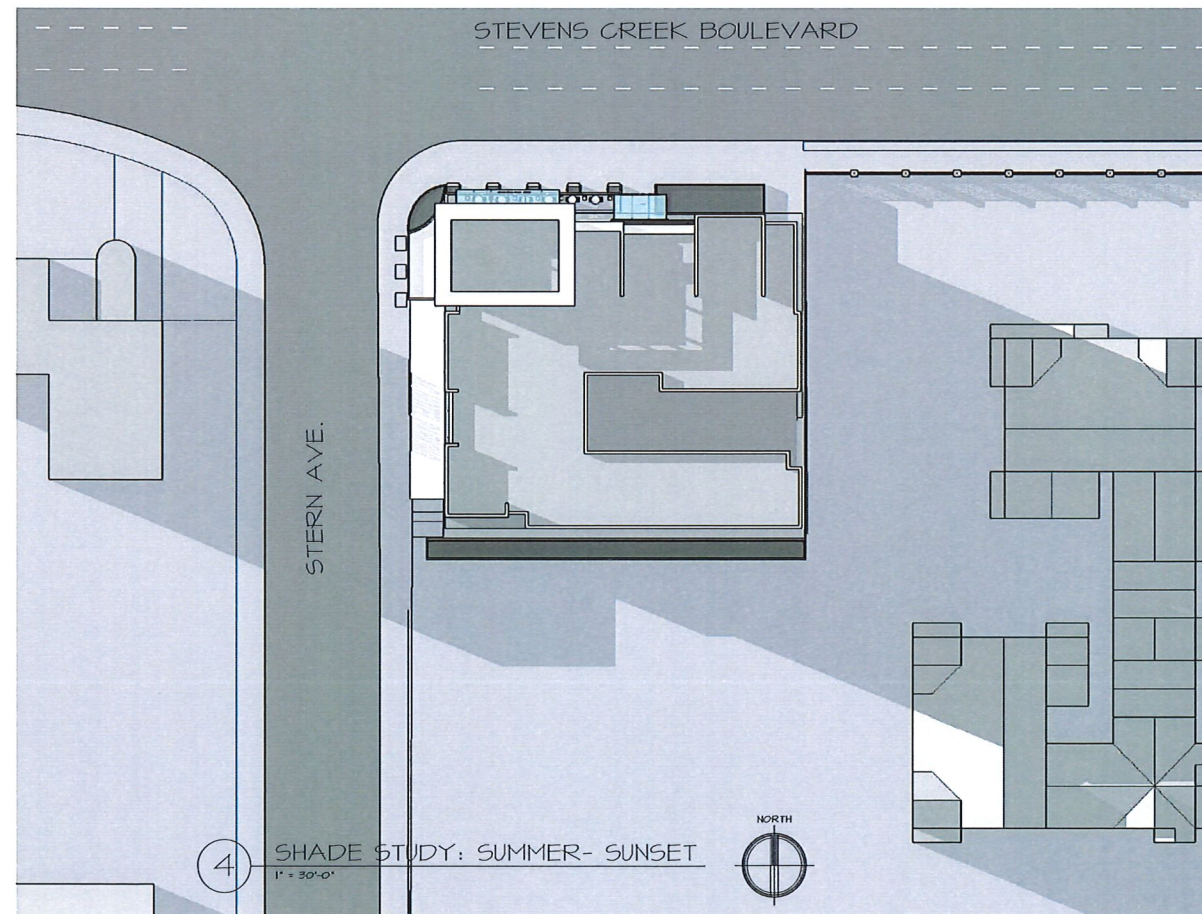
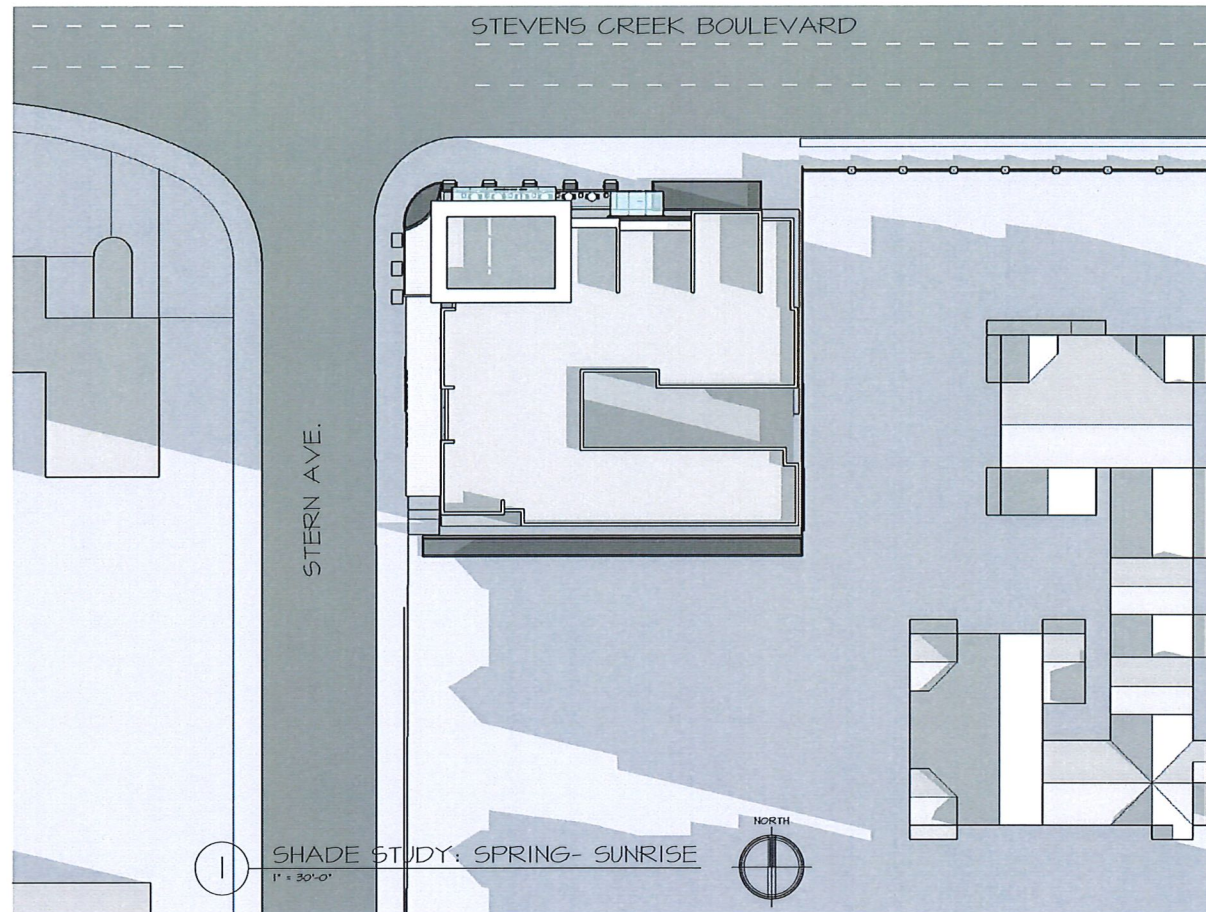
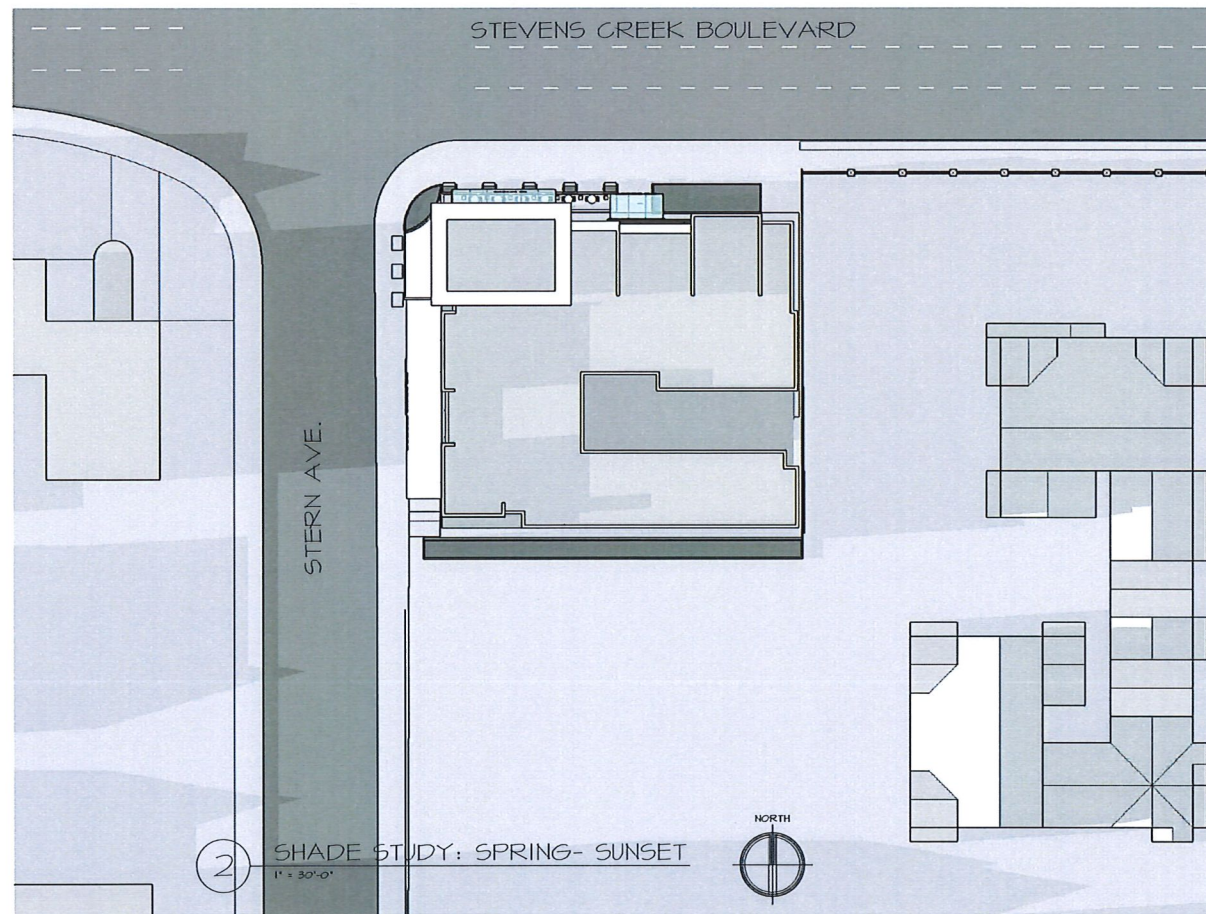
SECTION STUDY
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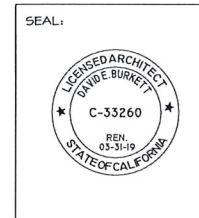
STOREFRONT HEAD
SCALE: 3" = 1'-0"



STOREFRONT HEAD / JAMB
SCALE: 3" = 1'-0"



BURKETT
ARCHITECTURE



CONCEPTUAL DESIGN

AC HOTELS - MARRIOTT
5696 STEVEN'S CREEK BLVD.
SAN JOSE, CALIFORNIA

REVISIONS:	
△ PLANNING	06/22/11
△ FIRE DEPT.	06/22/11
△ PUBLIC WORKS	06/22/11

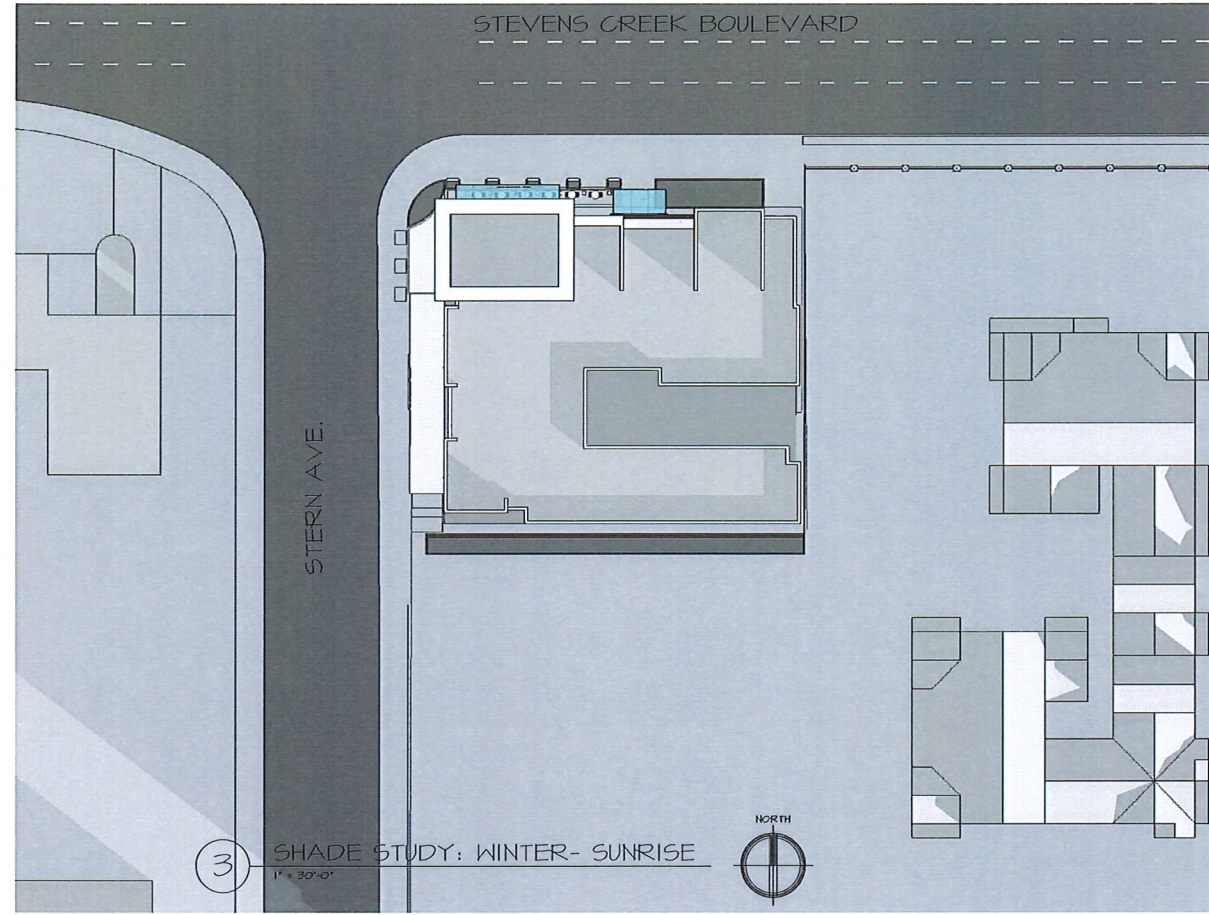
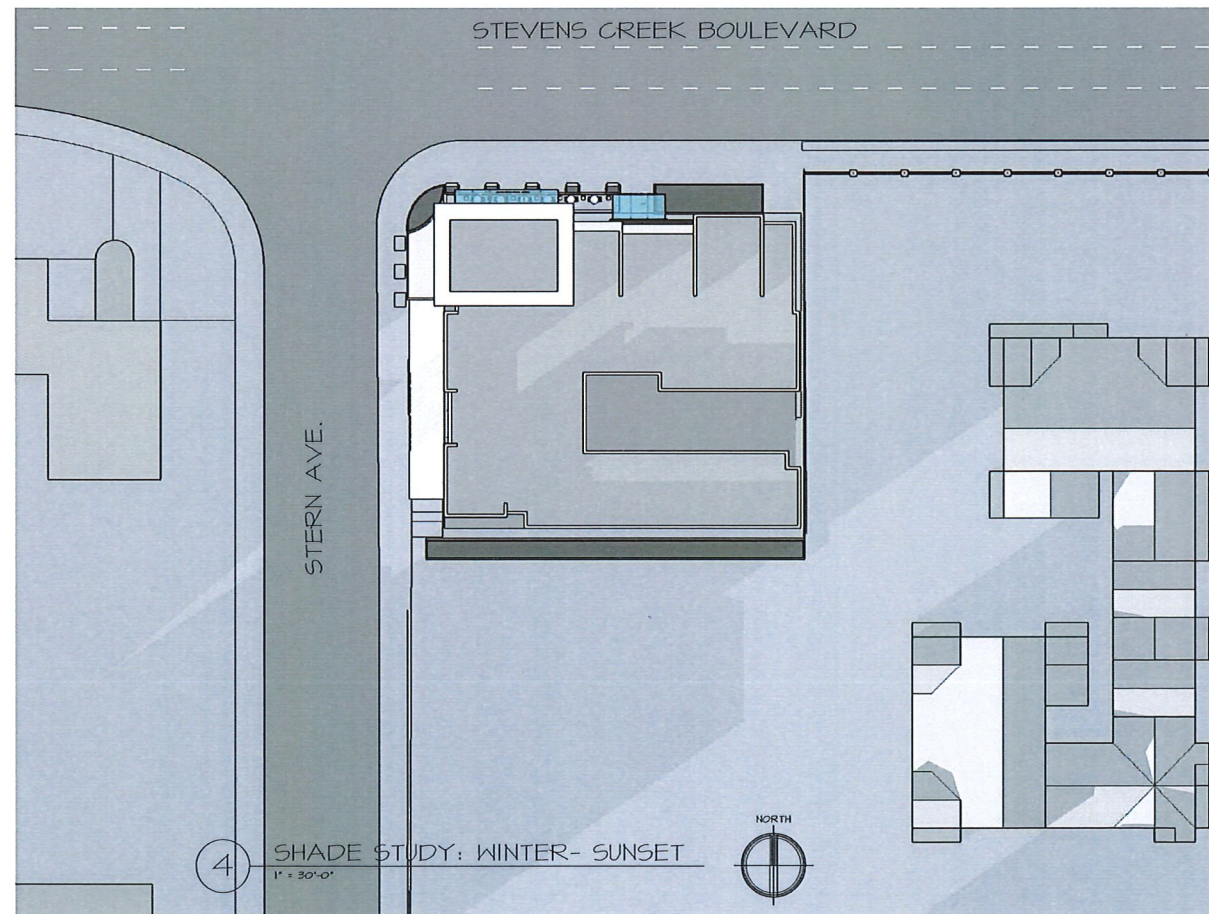
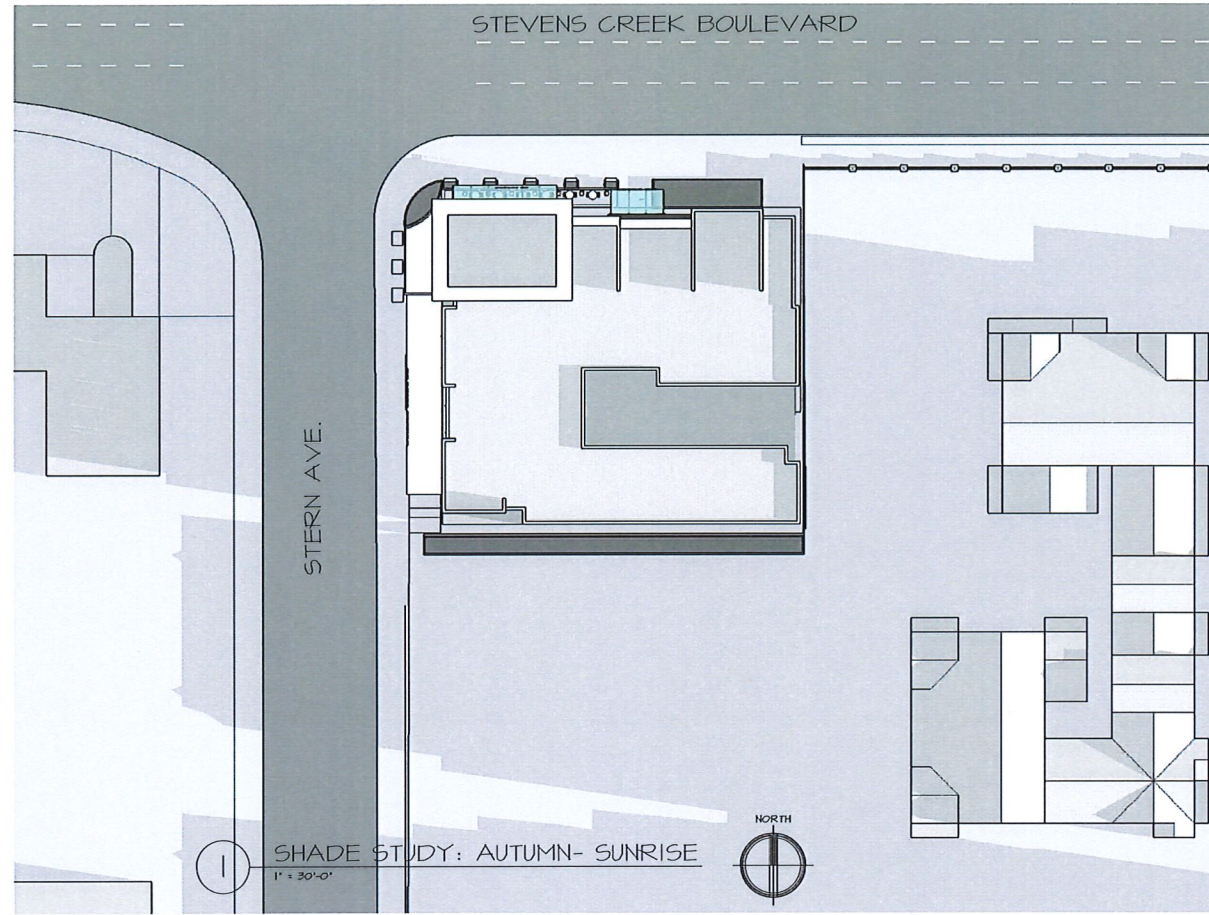
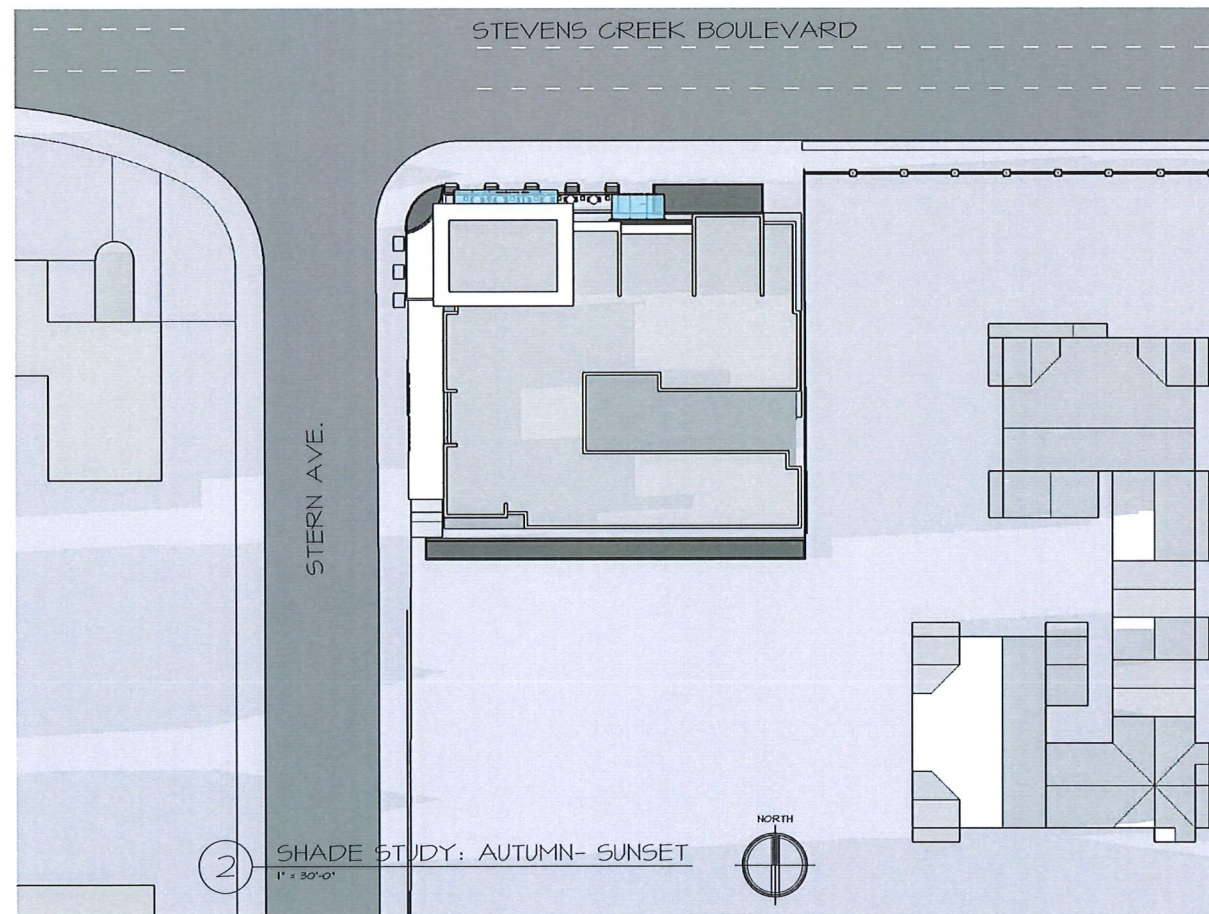
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PERMIT #	HIT-023
API #	31-512-017
DATE:	10/13/2011
DRAWN:	C. GUJARDO
CHECKED:	D. BURKETT

SHEET TITLE:

SHADE STUDY: PLAN
SPRING EQ./ SUMMER SOL.

SHEET NO.:

A003



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CONCEPTUAL DESIGN

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5696 STEVEN'S CREEK BLVD.
SAN JOSE, CALIFORNIA

REVISIONS:	
△ PLANNING	06/22/11
△ FIRE DEPT.	06/22/11
△ PUBLIC WORKS	06/22/11

BA PROJECT #	110320
PERMIT #	H17-023
APN #	31-512-017
DATE:	10/13/2011
DRAWN:	C. GUJARDO
CHECKED:	D. BURKETT

SHEET TITLE:

SHADE STUDY: PLAN
AUTUMN EQ./ WINTER SOL.

SHEET NO.:

A004



1 NORTH ELEVATION SHADE STUDY: SPRING SUNRISE
SCALE: 1"=20'-0"



5 NORTH ELEVATION SHADE STUDY: AUTUMN SUNRISE
SCALE: 1"=20'-0"



2 NORTH ELEVATION SHADE STUDY: SPRING SUNSET
SCALE: 1"=20'-0"



6 NORTH ELEVATION SHADE STUDY: AUTUMN SUNSET
SCALE: 1"=20'-0"



3 NORTH ELEVATION SHADE STUDY: SUMMER SUNRISE
SCALE: 1"=20'-0"



7 NORTH ELEVATION SHADE STUDY: WINTER SUNRISE
SCALE: 1"=20'-0"



4 NORTH ELEVATION SHADE STUDY: SUMMER SUNSET
SCALE: 1"=20'-0"



8 NORTH ELEVATION SHADE STUDY: WINTER SUNSET
SCALE: 1"=20'-0"

BURKETT
ARCHITECTURE

SEAL:



CONSULTANT:



CONCEPTUAL DESIGN

AC HOTELS - MARRIOTT
5696 STEVENS CREEK BLVD.

CALIFORNIA

SAN JOSE

REVISIONS:	
△ PLANNING	06/22/11
△ FIRE DEPT.	06/22/11
△ PUBLIC WORKS	06/22/11

BA PROJECT #	110320
PERMIT #	HIT-023
APN #	31-512-011
DATE:	10/13/2011
DRAWN:	C.GUJARDO
CHECKED:	D. BURKETT

SHEET TITLE:
SHADE STUDY: ELEVATION
NORTH: STEVEN'S CREEK

SHEET NO.:

A005



1 WEST ELEVATION SHADE STUDY: SPRING SUNRISE
SCALE: 1"=20'-0"



5 WEST ELEVATION SHADE STUDY: AUTUMN SUNRISE
SCALE: 1"=20'-0"



2 WEST ELEVATION SHADE STUDY: SPRING SUNSET
SCALE: 1"=20'-0"



6 WEST ELEVATION SHADE STUDY: AUTUMN SUNSET
SCALE: 1"=20'-0"



3 WEST ELEVATION SHADE STUDY: SUMMER SUNRISE
SCALE: 1"=20'-0"



7 WEST ELEVATION SHADE STUDY: WINTER SUNRISE
SCALE: 1"=20'-0"



4 WEST ELEVATION SHADE STUDY: SUMMER SUNSET
SCALE: 1"=20'-0"



8 WEST ELEVATION SHADE STUDY: WINTER SUNSET
SCALE: 1"=20'-0"

BURKETT
ARCHITECTURE

SEAL:



CONSULTANT:



AC HOTELS - MARRIOTT
5696 STEVENS CREEK BLVD.
SAN JOSE, CALIFORNIA

CONCEPTUAL DESIGN

REVISIONS:	
△ PLANNING	06/22/11
△ FIRE DEPT.	06/22/11
△ PUBLIC WORKS	06/22/11

BA PROJECT #	110320
PERMIT #	H17-023
APN #	31-512-011
DATE:	10/13/2011
DRAWN:	C. GUAJARDO
CHECKED:	D. BURKETT

SHEET TITLE:
SHADE STUDY: ELEVATION
WEST: STERN AVE

SHEET NO.:

A006



1 SOUTH ELEVATION SHADE STUDY: SPRING SUNRISE
SCALE: 1"=20'-0"



2 SOUTH ELEVATION SHADE STUDY: SPRING SUNSET
SCALE: 1"=20'-0"



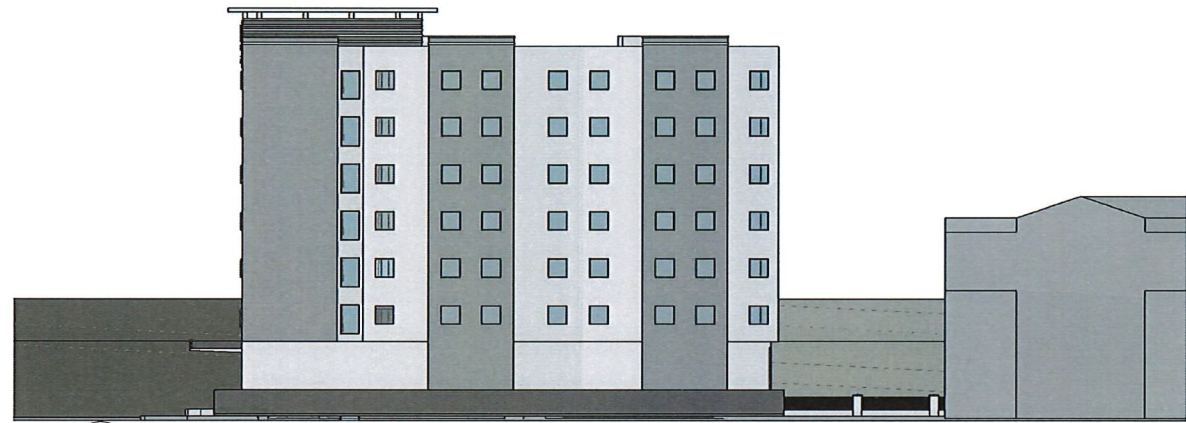
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SCALE: 1"=20'-0"



4 SOUTH ELEVATION SHADE STUDY: SUMMER SUNSET
SCALE: 1"=20'-0"



5 SOUTH ELEVATION SHADE STUDY: AUTUMN SUNRISE
SCALE: 1"=20'-0"



6 SOUTH ELEVATION SHADE STUDY: AUTUMN SUNSET
SCALE: 1"=20'-0"



7 SOUTH ELEVATION SHADE STUDY: WINTER SUNRISE
SCALE: 1"=20'-0"



8 SOUTH ELEVATION SHADE STUDY: WINTER SUNSET
SCALE: 1"=20'-0"

BURKETT
ARCHITECTURE

SEAL:



CONSULTANT:



AC HOTELS - MARRIOTT
5696 STEVENS CREEK BLVD.
SAN JOSE, CALIFORNIA

CONCEPTUAL DESIGN

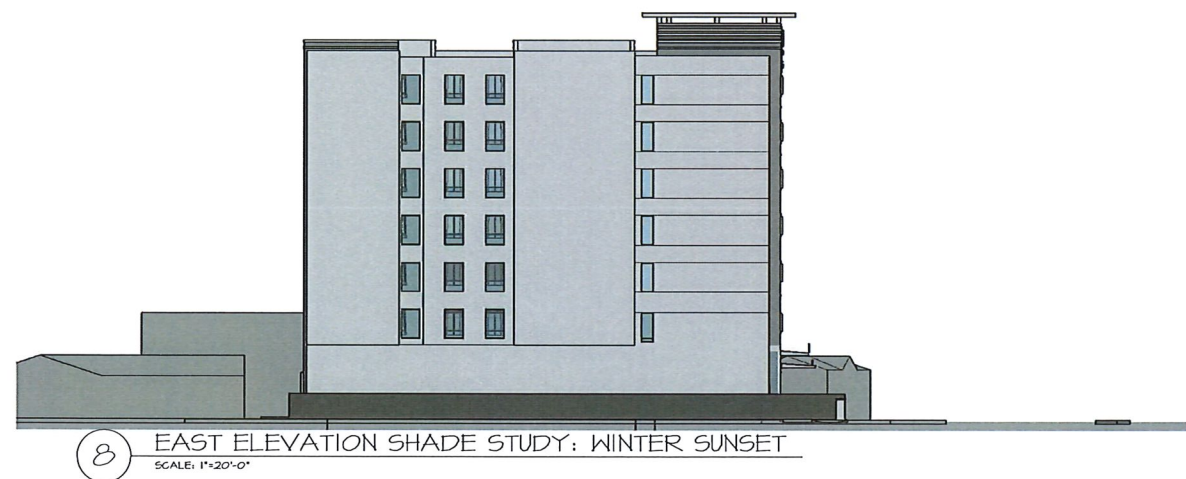
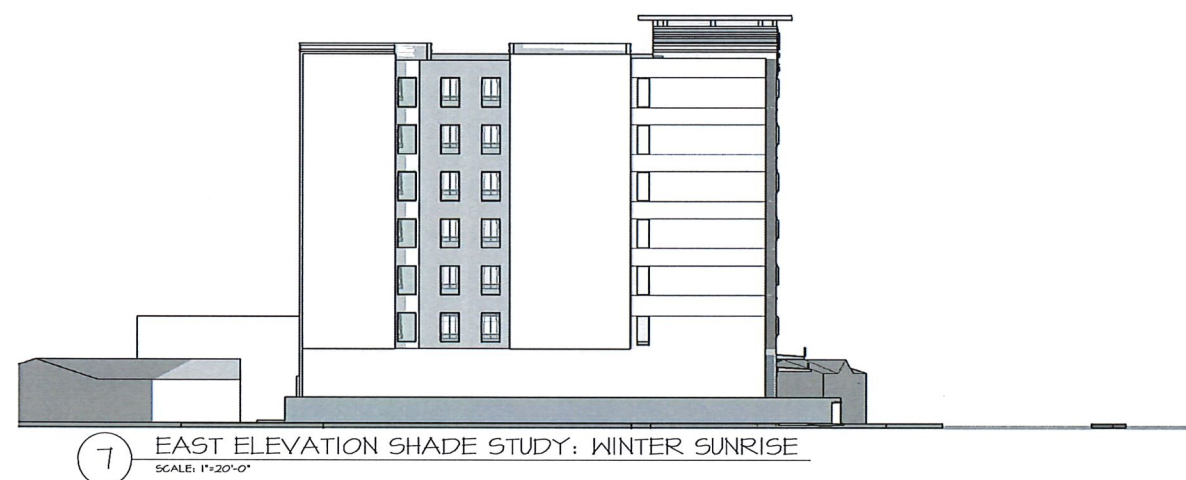
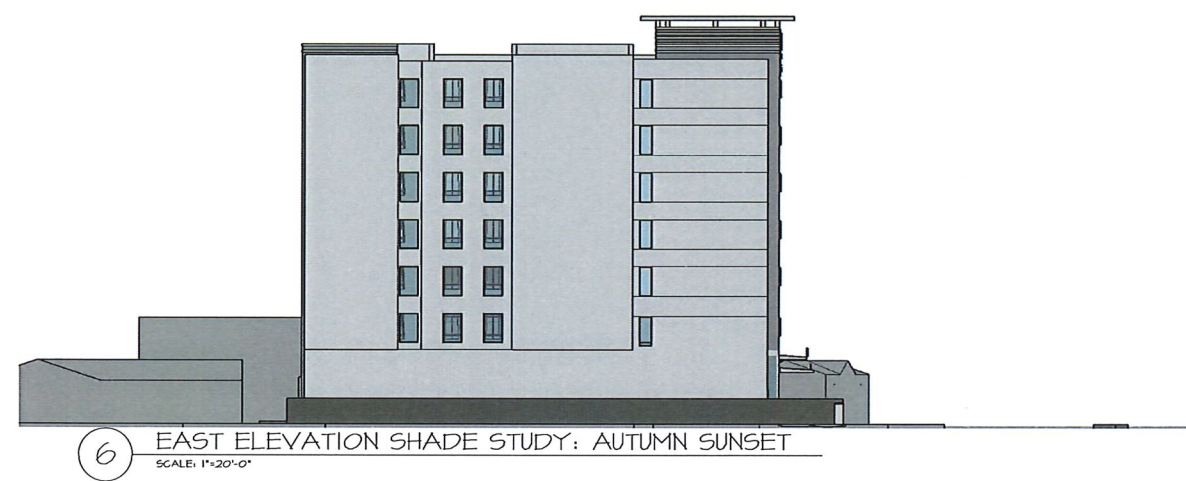
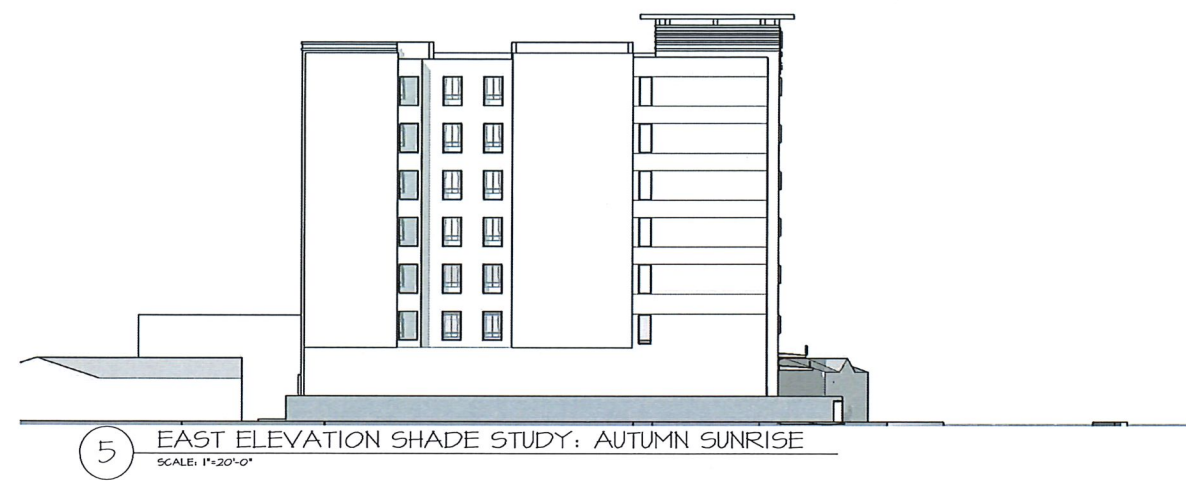
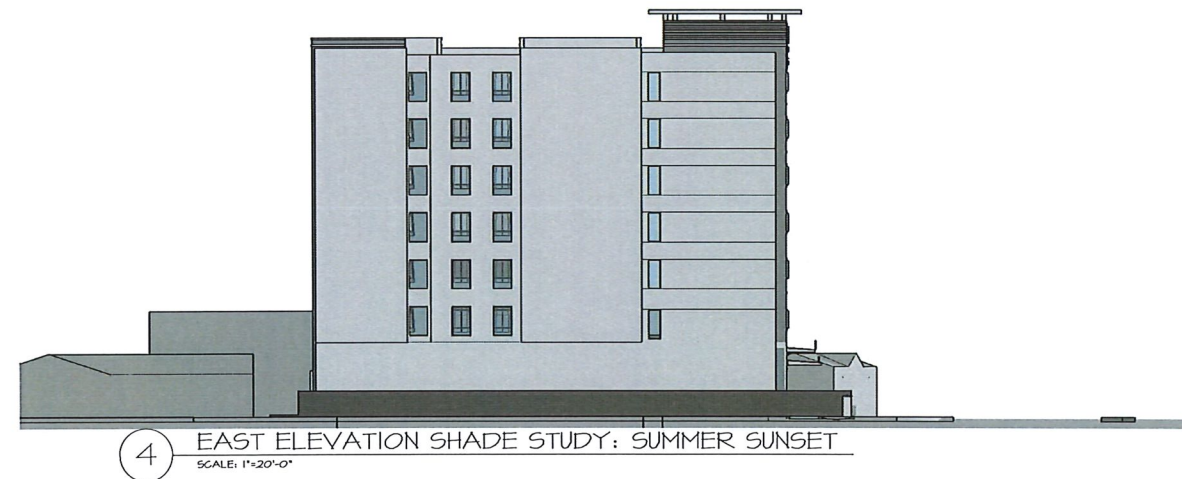
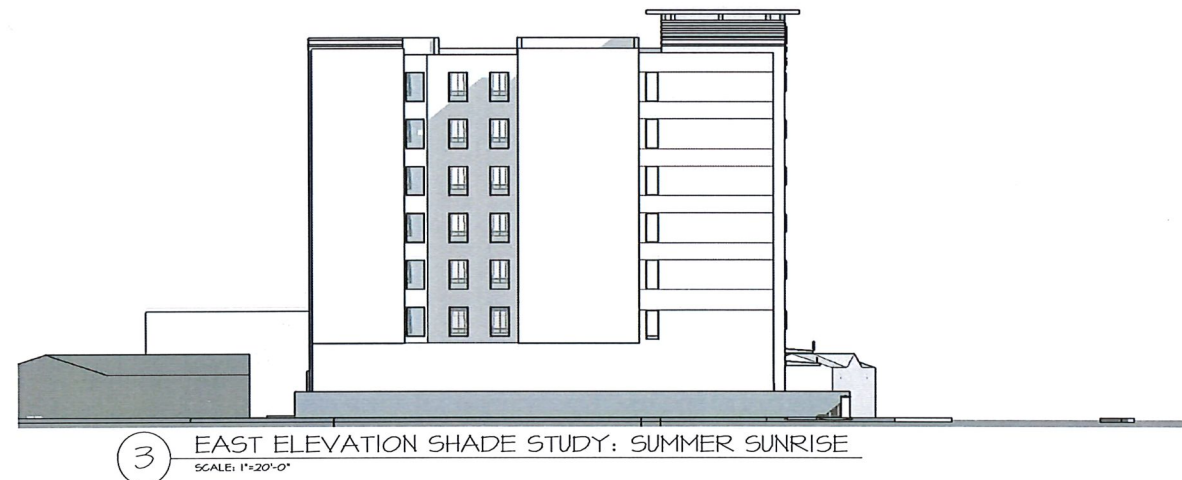
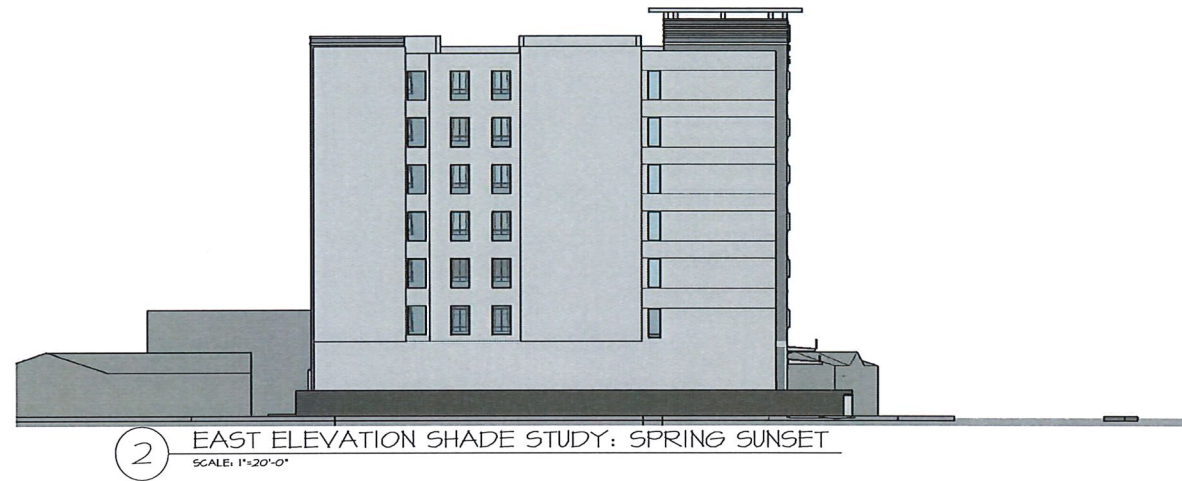
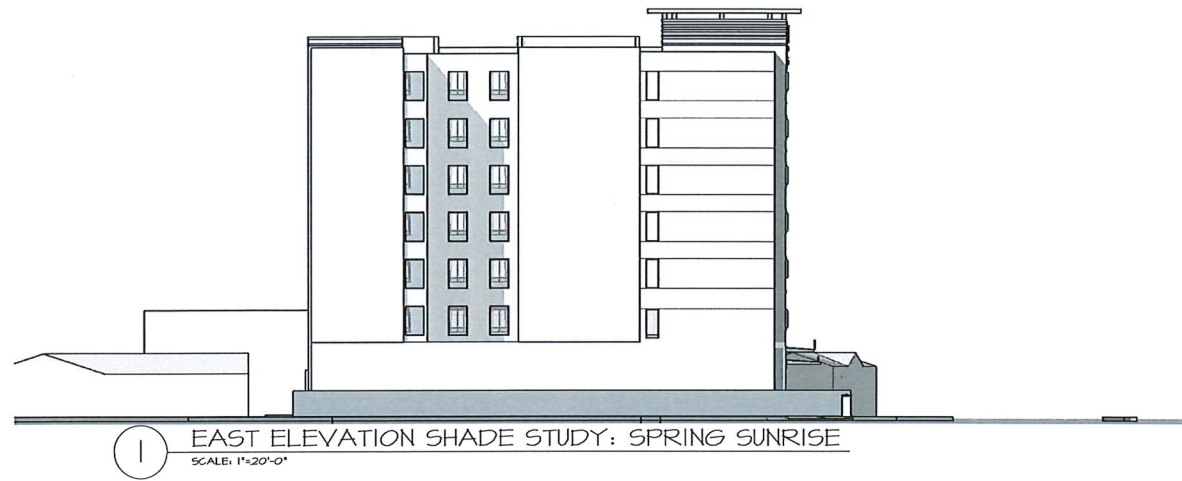
REVISIONS:	
△ PLANNING	06/22/17
△ FIRE DEPT.	06/22/17
△ PUBLIC WORKS	06/22/17

BA PROJECT #	170320
PERMIT #	HIT-023
APN #	37-512-017
DATE:	10/13/2017
DRAWN:	C.GUAJARDO
CHECKED:	D. BURKETT

SHEET TITLE:
SHADE STUDY: ELEVATION
SOUTH VIEW

SHEET NO.:

A007



BURKETT
ARCHITECTURE

SEAL:



CONSULTANT:



CONCEPTUAL DESIGN

AC HOTELS - MARRIOTT
5696 STEVENS CREEK BLVD.

CALIFORNIA

SAN JOSE

REVISIONS:	
△ PLANNING	06/22/11
△ FIRE DEPT.	06/22/11
△ PUBLIC WORKS	06/22/11

BA PROJECT #	110320
PERMIT #	HIT-023
APN #	31-512-011
DATE:	10/13/2011
DRAWN:	C. GUJARDO
CHECKED:	D. BURKETT

SHEET TITLE:
SHADE STUDY: ELEVATION
EAST VIEW

SHEET NO.:

A008